LOT 46
IN OR 1583/615
SELVA VERDA 2 PB 4/77

BERG REBECCA L/WARREN LOUISE S
2417 LOS ROBLES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1686-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

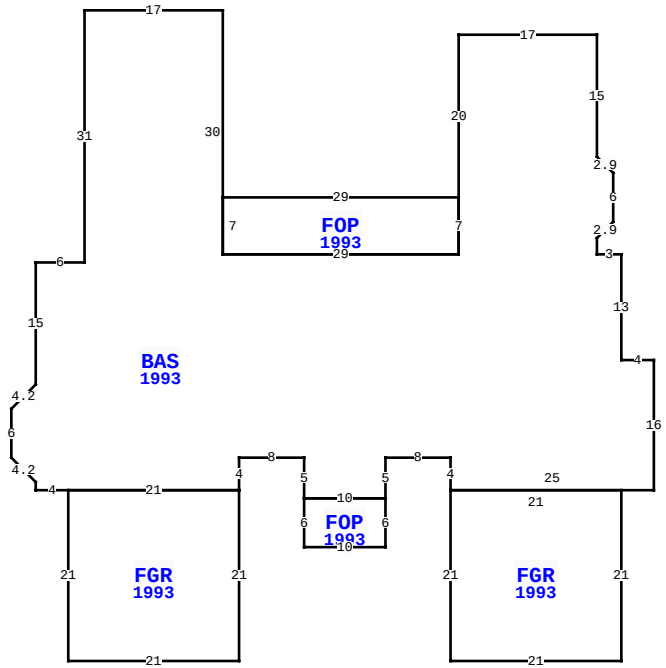
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,104	100	1993	3,104	383,815
FGR	441	55	1993	243	30,047
FGR	441	55	1993	243	30,047
FOP	60	30	1993	18	2,226
FOP	203	30	1993	61	7,543
TOTALS	4,249			3,669	453,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,669	109.1475	151.72	556,661	1988	1988	0	0	0	18.50	81.50

1 SNGL FAM 100% - 2009 Heated Area: 3104 HX Base Yr 2009



2417 LOS ROBLES, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		453,679
TOTAL MARKET OB/XF VALUE		48,789
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		902,468
SOH/AGL Deduction		441,006
ASSESSED VALUE		461,462
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		410,051
TOTAL JUST VALUE		902,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		811,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071466	REPAIR/RRF	13,000	08/08/2007
20060061	REMODEL	2,500	01/11/2006
20052354	H/AC	5,000	08/02/2005
M014939	H/AC	0	03/01/2001
6632	REPAIR/RRF	3,513	06/28/1991
4830	ADDITION	8,000	05/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1583/0615	9/02/2008	WD	Q	I		585,000
GRANTOR: BARWICK SANDRA P						
GRANTEE: BERG REBECCA L & LO						
1335/1520	7/25/2005	QC	Q	I	01	100
GRANTOR: BARWICK ROBERT A						
GRANTEE: BARWICK SANDRA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S20 FOP=[YR=1993] W29 S7 E29 N7$ S7 W29 N30 W17 S31 W6 S15 L3 D3 S6 D3 R3 S1 E4 FGR=[YR=1993] S21 E21 N21 W21$ E21 N4 E8 S5 FOP=[YR=1993] S6 E10 N6 W10 $ E10 N5 E8 S4 FGR=[YR=1993] S21 E21 N21 W21$E25 N16 W4 N13 W3 N2 U2 R2 N6 L2 U2 N15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
6	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	2,400	
7	0754	FOP	0	100	16	20	320.00	SF	15.00	15.00	100	1988	1988	3	20	960	
8	0910	SCRN RM L	0	100	38	24	912.00	SF	15.00	15.00	100	1988	1988	3	20	2,736	
9	0819	CONC 12"	0	100	0	0	41.00	SF	9.50	9.50	100	1988	1988	3	49.5	193	

LAND DESCRIPTION

TOTAL OB/XF 48,789

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS